

Heldenfels, Leane

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From: Kristen Hotopp [REDACTED]
Sent: Monday, September 14, 2015 10:37 AM
To: Heldenfels, Leane
Cc: Gwen O'Barr; Somerville Shawn; Alberto Martinez; Kristen Hotopp; Edie Cassell
Subject: Opposed to Variance Requests Case #C15-2015-0132; Richard Kooris Variance Request at 1211 Taylor St.

Kristen Hotopp

1213 Garden St.

Austin, TX 78702

September 14, 2015

City of Austin Board Adjustment

Dear Board Adjustment Members:

I am writing in opposition to the 1211 Taylor St. lot variance requests submitted by Richard Kooris. The lot owner's desire to build two houses on this lot simply reflects his desire for more profit and does not constitute a true Hardship. As you know, a variance request is supposed to be a homeowner's answer to a true Hardship, and financial concerns do not constitute a Hardship.

Moreover, Mr. Kooris' variance requests are not aligned with the ECC Neighborhood Master Plan, as described at: <http://eastcesarchavez.org/policies-process/neighborhood-plan/>, though he cites the Plan in his argument for the requested variance, taking it completely out of context and twisting it to suit his own desires. In truth, Richard Kooris' financial concerns and related variance requests at 1211 Taylor do not align with the ECC Neighborhood master plan. Please note that Mr. Kooris' variance requests for the 1211 Taylor property are in direct conflict with the following Neighborhood Plan Goals:

- **Ensure that new structures, renovations and businesses are compatible with the neighborhood.**
- **Create and preserve physical features and activities to reinforce our neighborhood's cultural identity and history.**

The neighborhood has dealt with this particular developer before, and he has not been "above board" in his dealings and development initiatives here in ECC. Case in point, **Mr. Kooris and his architect were well**

aware they first needed to first request these variances through the East Cesar Chavez Neighborhood Planning Team (ECCNPT) prior to filing the variance request with the Board of Adjustments. However, **Mr. Kooris showed a disregard for the process in attempting to skip this step and push his variance requests through the Board with minimal public/neighbor knowledge and/or opportunity for input.** This is not the type of developer we need to be granting special favors and exceptions to in our residential neighborhood; his actions demonstrate that he does not have neighbors' or the community's best interest in mind.

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My family and I live just a block away from the 1211 Taylor St. property site that Richard Kooris hopes to overbuild. I have personal experience with this kind of property development, in that I live across the street from a similar set up built by MX3 developers in 2014. MX3 built an oversized single-family residence up front and an oversized secondary apartment in rear. The large 3/2 home up front became a commercial type 2 STR that no one lives in, but that is instead rented to large groups of tenants every weekend (mostly large groups of young men in their 20's here to party). The units are monstrous and pack in the STR tenants, a couple who lives and runs an STR1 in the secondary unit in the back, and all of their friends and visitors. Traffic, large groups of visitors, lack of parking, and overflowing trash have become a problem on our street as a result of this overbuilt design- it is NOT good for our neighborhood. And, because the front house is strictly used as an STR2, the oversized buildings negate any attempts to densify the city core, or provide more housing options for Austin families.

The proposed variance requests Mr. Kooris has submitted are good for him, but not for our families, our residents, or our neighborhood. Mr. Kooris asks you to decrease the minimum front yard setback, decrease the rear yard requirements, and decrease the minimum lot size in order to construct new single family home and secondary apartment McMansions that are incompatible with our neighborhood, and that do not reinforce our SFR neighborhood's cultural identity.

I urge the Board of Adjustments to deny Mr. Kooris' requests in support of our neighborhood, our residents, and our families, instead of voting for a developer who simply wants to expand the lot size for his own personal profit, without regard for the ramifications and consequences to those of us who live here.

Sincerely,

Kristen Hotopp

1213 Garden St.

Austin, TX, 78702

20 Year ECC Resident

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0132, 1211 Taylor St.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

WILLIAM BREANX

Your Name (please print)

1304 GARDEN ST.

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

Daytime Telephone: (512) 482-9423

9-11-15

☐ I am in favor
☒ I object

Comments: I OBJECT TO ATTEMPTS TO PUT TWO DWELLINGS ON A LOT THIS SIZE. THIS PLAN WILL CRITICALLY AFFECT THE PRIMARY ROOT ZONE OF THE HERITAGE TREES ON THE LOT, THE DEVELOPER SHOULD BUILD WITHIN LEGAL LIMITS,

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Janine Bergin

Your Name (please print)

1304 Garden Street

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (512) 968-5313 or 529-9617

Comments: I oppose this variance because I feel that the lot is being over-built. The lot is not suitable for two structures of the size and mass planned. Also, building both a primary and secondary dwelling will put unnecessary pressure on the large heritage trees on the lot, by pushing the primary dwelling against the critical root zone.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

☐ I am in favor
☒ I object

Heldenfels, Leane

From: Gwen O'Barr
Sent: Thursday, September 10, 2015 3:39 PM
To: Heldenfels, Leane
Cc: Lyon Gegenheimer; Shawn Somerville; Sara Strother; Leslie Thompson; Alberto; J V
Subject: C15-2015-0132/1211 TAYLOR ST

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Leane,

Per our phone conversation we want this hearing postponed, as the applicant has not been before the East Cesar Chavez Neighborhood Plan. They are on our agenda for our September 16, 2015. They have also sent you a request for postponement in order to meet with us first.

Thanks,
Gwen O'Barr
Co-Chair

Lyon Gegenheimer
Co-Chair

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Land Use Committee
East Cesar Chavez Neighborhood
Planning Team

C15 - 2015 - 0132

Heldenfels, Leane

From: Anna Katsios [REDACTED]
Sent: Thursday, September 10, 2015 3:05 PM
To: Heldenfels, Leane
Cc: Matt Fajkus
Subject: 1211 Taylor Street - Postpone for October

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Hi Leane,

It has come to our attention that the East Cesar Chavez Neighborhood Planning Team was never presented with the plans for the Taylor Street project. Since it is their policy to object any plans that have not been passed through them first, we were wondering if it is possible to postpone our BOA hearing until next month in order to coordinate with the ECCNPT and avoid having any objections at our presentation.

Thanks,
Anna



512.432.5137
mfarchitecture.com



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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 14th, 2015

Alex Guerra

Your Name (please print)

1219 Taylor

Your address(es) affected by this application

Helean

Signature

Date

Daytime Telephone: (512) 442-0751

Comments: I do not support this code

variance as applicant would construct

a larger home which is not consistent with

neighborhood homes (2) would increase

property taxes and (3) would increase

gentrification and a single family

home is preferred over an apartment

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